

28-7532  
KNOW ALL MEN BY THESE PRESENTS, That DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife, and JANE'S PARADISE ACRES, INC., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM M. BROWN and HALE A. BROWN, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 5, Block 4, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof, TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1.

SUBJECT TO: Public Rights in "Williamson River; Easements and rights of way of record; Reservations, restrictions and conditions shown on the plat and in the dedication of RAINBOW PARK ON THE WILLIAMSON; and to Declaration of Conditions and Restrictions dated September 9, 1964 and recorded September 11, 1964 in Vol. 356 at Page 116 of Klamath County, Oregon, Deed Records, which said Conditions and Restrictions Vendees take subject to and covenant and agree to fully observe, perform and comply with. To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.  
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1600.00

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.  
IN WITNESS WHEREOF, the grantor has executed this instrument on the 22nd day of July, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

*Dwight C. Kircher*  
\* *Doris I. Kircher*  
JANE'S PARADISE ACRES, INC.  
\* *Jane A. Ohlund*  
President  
\* *Cheryl L. Ohlund*  
Sec. Treas.  
STATE OF OREGON, County of Klamath  
July 22, 1971  
Personally appeared Jane A. Ohlund and Cheryl L. Ohlund, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the Secretary-Treasurer of JANE'S PARADISE ACRES, INC. and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.  
Before me: *Arnold W. Smith*  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
Before me: *Arnold W. Smith*  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL) (OFFICIAL SEAL)

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO \_\_\_\_\_

By \_\_\_\_\_  
County Clerk Title.  
By *Hazel Dwyer* Deputy

Fee \$2.00

Until a change is requested, all tax statements shall be sent to the following address:  
P.O. Box 217  
Chiloquin, Oregon. 97424

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(OFFICIAL SEAL)